



City of Seattle

Department of Planning and Development
D. M. Sugimura, Director

CITY OF SEATTLE
REVISED ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Project Number: 3012663 – Revision to MUP #9400554

Applicant: David Van Skike for J. Scott Inc.

Address of Proposal: 4629 21st Avenue NE

SUMMARY OF PROPOSAL

Revision of condition imposed on project #9400554.

Original condition: To allow tenants to utilize 41 onsite parking spaces at no charge.

Proposed: Eliminate SEPA condition in order to allow fee to be collected from tenants for the 41 on-site parking spaces.

The following approval is required:

SEPA - for conditioning only (SMC Chapter 25.05)

DPD SEPA DETERMINATION

Determination of Non-significance (Issued 8/24/1995):

BACKGROUND

The congregate residence underwent environmental review in 1995, when the project was first proposed. The Master Use Permit decision was published on August 24, 1995, and imposed several construction-related conditions and one permanent condition which reads as follows:

“In order to maximize utilization of the 41 on-site parking spaces by the tenants, the parking garage shall be available to tenants at no charge.”

SITE AND VICINITY

Site Location: University District
in northeast Seattle

Zoning: Lowrise 3

Parcel Size: 14,200 sq. ft.

Existing Use: 3 Congregate Residences (1/floor,
based on kitchens)

PROJECT DESCRIPTION:

The applicant is requesting to eliminate the land use condition cited above; this would allow the property owners to charge a fee to tenants who wish to park in the accessory on-site parking garage.



PUBLIC COMMENT:

The public comment period ended on September 14, 2011. No comments were received.

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist dated April 5, 1995. A Determination of Nonsignificance was issued on August 24, 1995. The applicant submitted a revised checklist with this revision application, dated August 8, 2011. The Department of Planning and Development has reviewed and annotated the environmental checklist submitted by the project applicant and reviewed the original project plans and any additional information in the file.

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and certain neighborhood plans and other policies explicitly referenced, may serve as the basis for exercising substantive SEPA authority. The Overview Policy states, in part, *“Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation”* subject to some limitations.

The original condition was in response to codes in policies in effect in 1995, specifically as a measure to minimize on-street parking impacts. In the years since the original SEPA condition was imposed, the City has adopted a Comprehensive Plan, amended SEPA’s Parking policy, and amended parking requirements. The Land Use Code no longer requires any on-site parking for a

project such as the subject congregate residence, and the SEPA Parking policy does not provide authority to mitigate residential parking impacts in Urban Centers (see SMC 23.05.675.M.2.b.2).

As a result, it is appropriate to eliminate the condition requiring free on-site parking

No further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

CONDITIONS - SEPA

None required.

The condition imposed under MUP #9400554 (*"In order to maximize utilization of the 41 on-site parking spaces by the tenants, the parking garage shall be available to tenants at no charge."*) will no longer be required.

Signature (Signature on File)
Cheryl Waldman, Supervising Land Use Planner
Department of Planning and Development

Date October 17, 2011